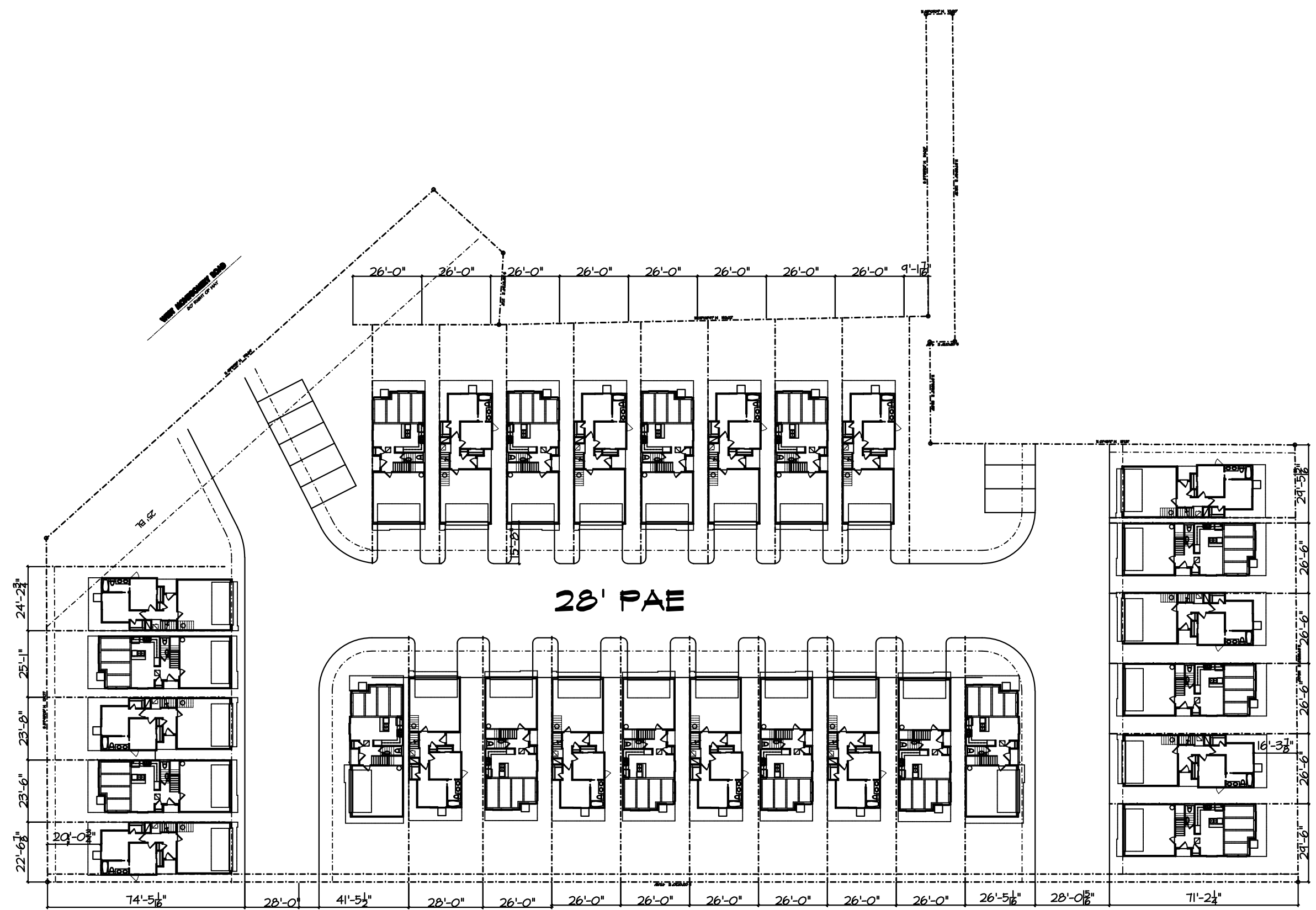


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SITE PLAN

SCALE: 1/8" = 1'-0"
 0 2 5 10 20

NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION



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 AMERICAN INSTITUTE OF BUILDING DESIGN

REVISION #	DATE	DESCRIPTION	BY	DATE
1	XXX	ISSUE	XXX	XXX
2	XXX	REVISION	XXX	XXX
3	XXX	REVISION	XXX	XXX

SITE NOTES

- ALL DRAWINGS PRESENTED HERE REFERENCED THE 2012 IRC AND 2012 IBC BUILDING CODES (W/ CITY OF HOUSTON AMENDMENTS).
- FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
- ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
- BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.
- PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.M. OR EASEMENT. SEE PLAN FOR SIZES.
- PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES TO CONFORM WITH 2012 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. ABOVE GRADE 'ELBOWS' ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
- ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR: A) ELECTRIC SERVICE, B) COMMUNICATION SERVICE, C) ENTERTAINMENT SERVICE. AT THE SAME LOCATION, PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE TELECONS ENTERING THE BUILDING PROPER.
- ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
- PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
- SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
- ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
- ALL PIPING IN THE R.O.M. SHALL BE REINFORCED CONCRETE.
- PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.
- ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT HOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.M. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER), OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.M.

C.O.M. RESIDENTIAL TREE REQUIREMENTS:
 LOTS < 5000 SF. - 1 TREE REQUIRED
 LOTS > 5000 SF. - 2 TREE REQUIRED
 1 TREE MINIMUM REQUIRED IN R.O.M.

COMMON DRAINAGE AGREEMENT BY OTHERS IF REQUIRED

ADDRESS ASSIGNMENTS BY OTHERS

SITE SYMBOLS	
⊕ ELEVATION MARK	■ SITE AREA DRAIN
⊙ ELECTRICAL METER	▼ PHONE STUB
⊗ WATER METER	⊕ C.O. SEWER CLEAN OUT
⊙ GAS METER	H.B. HOSE BIB
⊙ FIRE WALL (TYPE)	□ A/C PAD
	▨ POOL EQUIP.

LOT CALCULATIONS

LOT SIZE:	XXX
BUILDING FOOTPRINT:	XXX
% OF BUILDING COVERAGE:	XXX%
INTERIOR: MAXIMUM ALLOWABLE COVERAGE IS 50% CORNER LOT: MAXIMUM ALLOWABLE COVERAGE IS 75%	
DRIVE & WALKS:	XXX
TOTAL IMPERVIOUS COVERAGE:	XXX
TOTAL % OF LOT COVERAGE:	XXX%
MAXIMUM ALLOWABLE COVERAGE IS 75% BEFORE DETENTION IS REQUIRED	

Community Development Group
 SUBDIVISION SECTION LOT BLOCK
 0 WEST MONTGOMERY ROAD

NOT FOR CONSTRUCTION
 LEGAL REQUIREMENT